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LAMAR MYERS

**UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA**

LAMAR MYERS,

Plaintiff,

vs.

LST INVESTMENTS, LLC; and DOES 1  
to 10,

Defendants.

**Case No.:**

COMPLAINT FOR INJUNCTIVE  
RELIEF AND DAMAGES FOR DENIAL  
OF CIVIL RIGHTS OF A DISABLED  
PERSON IN VIOLATIONS OF

1. AMERICANS WITH DISABILITIES  
ACT, 42 U.S.C. §12131 et seq.;

2. CALIFORNIA'S UNRUH CIVIL  
RIGHTS ACT;

3. CALIFORNIA'S DISABLED  
PERSONS ACT;

4. CALIFORNIA HEALTH & SAFETY  
CODE;

5. NEGLIGENCE

Plaintiff LAMAR MYERS ("Plaintiff") complains of Defendants LST  
INVESTMENTS, LLC; and DOES 1 to 10 ("Defendants") and alleges as follows:

**PARTIES**

1. Plaintiff is a California resident with a physical disability. Plaintiff is  
substantially limited in his ability to walk due to a spinal cord injury. Plaintiff requires  
the use of a wheelchair at all times when traveling in public.

1           2.     Defendants are, or were at the time of the incident, the real property owners,  
2 business operators, lessors and/or lessees of the real property for a pet supply store and  
3 groomer (“Business”) located at or about 318 Main St., Seal Beach, California.

4           3.     The true names and capacities, whether individual, corporate, associate or  
5 otherwise of Defendant DOES 1 through 10, and each of them, are unknown to Plaintiff,  
6 who therefore sues said Defendants by such fictitious names. Plaintiff will ask leave of  
7 Court to amend this Complaint when the true names and capacities have been  
8 ascertained. Plaintiff is informed and believes and, based thereon, alleges that each such  
9 fictitiously named Defendants are responsible in some manner, and therefore, liable to  
10 Plaintiff for the acts herein alleged.

11           4.     Plaintiff is informed and believes, and thereon alleges that, at all relevant  
12 times, each of the Defendants was the agent, employee, or alter-ego of each of the other  
13 Defendants, and/or was acting in concert with each of the other Defendants, and in doing  
14 the things alleged herein was acting with the knowledge and consent of the other  
15 Defendants and within the course and scope of such agency or employment relationship.

16           5.     Whenever and wherever reference is made in this Complaint to any act or  
17 failure to act by a defendant or Defendants, such allegations and references shall also be  
18 deemed to mean the acts and failures to act of each Defendant acting individually, jointly  
19 and severally.

#### 20                                   **JURISDICTION AND VENUE**

21           6.     The Court has jurisdiction of this action pursuant to 28 USC §§ 1331 and  
22 1343 for violation of the Americans with Disabilities Act of 1990, (42 USC §12101, *et*  
23 *seq.*)

24           7.     Pursuant to pendant jurisdiction, attendant and related causes of action,  
25 arising from the same nucleus of operating facts, are also brought under California law,  
26 including, but not limited to, violations of California Civil Code §§51, 51.5, 52(a), 52.1,  
27 54, 54., 54.3 and 55.

28           8.     Plaintiff’s claims are authorized by 28 USC §§ 2201 and 2202.

1           9.     Venue is proper in this court pursuant to 28 USC §1391(b). Plaintiff resides  
2 in this district, Los Angeles County, California.

3                               **FACTUAL ALLEGATIONS**

4           10.    In or about June of 2023, Plaintiff went to the Business.

5           11.    The Business is a pet supply store and groomer business establishment, open  
6 to the public, and is a place of public accommodation that affects commerce through its  
7 operation. Defendants provide parking spaces for customers.

8           12.    While attempting to enter the Business during each visit, Plaintiff personally  
9 encountered a number of barriers that interfered with his ability to use and enjoy the  
10 goods, services, privileges, and accommodations offered at the Business.

11          13.    To the extent of Plaintiff's personal knowledge, the barriers at the Business  
12 included, but were not limited to, the following:

13               a.     Defendants failed to maintain the parking space designated for  
14                       persons with disabilities to comply with the federal and state  
15                       standards. Defendants failed to maintain the mark on the space with  
16                       the International Symbol of Accessibility.

17               b.     Defendants failed to maintain the parking space designated for  
18                       persons with disabilities to comply with the federal and state  
19                       standards. Defendants failed to maintain the paint on the ground as  
20                       required.

21               c.     Defendants failed to comply with the federal and state standards for  
22                       the parking space designated for persons with disabilities. Defendants  
23                       failed to provide an access aisle with level surface slope.

24          14.    These barriers and conditions denied Plaintiff the full and equal access to the  
25 Business and caused Plaintiff difficulty and frustration. Plaintiff wishes to return and  
26 patronize the Business; however, Plaintiff is deterred from visiting the Business because  
27 his knowledge of these violations prevents him from returning until the barriers are  
28 removed.



1 such goods, services, facilities, privileges, advantages, or  
2 accommodations. 42 U.S.C. § 12182(b)(2)(A)(ii).

3 b. A failure to take such steps as may be necessary to ensure that no  
4 individual with a disability is excluded, denied services, segregated or  
5 otherwise treated differently than other individuals because of the  
6 absence of auxiliary aids and services, unless the entity can  
7 demonstrate that taking such steps would fundamentally alter the  
8 nature of the good, service, facility, privilege, advantage, or  
9 accommodation being offered or would result in an undue burden. 42  
10 U.S.C. § 12182(b)(2)(A)(iii).

11 c. A failure to remove architectural barriers, and communication barriers  
12 that are structural in nature, in existing facilities, and transportation  
13 barriers in existing vehicles and rail passenger cars used by an  
14 establishment for transporting individuals (not including barriers that  
15 can only be removed through the retrofitting of vehicles or rail  
16 passenger cars by the installation of a hydraulic or other lift), where  
17 such removal is readily achievable. 42 U.S.C. § 12182(b)(2)(A)(iv).

18 d. A failure to make alterations in such a manner that, to the maximum  
19 extent feasible, the altered portions of the facility are readily  
20 accessible to and usable by individuals with disabilities, including  
21 individuals who use wheelchairs or to ensure that, to the maximum  
22 extent feasible, the path of travel to the altered area and the  
23 bathrooms, telephones, and drinking fountains serving the altered  
24 area, are readily accessible to and usable by individuals with  
25 disabilities where such alterations to the path or travel or the  
26 bathrooms, telephones, and drinking fountains serving the altered  
27 area are not disproportionate to the overall alterations in terms of cost  
28 and scope. 42 U.S.C. § 12183(a)(2).

21. Where parking spaces are provided, accessible parking spaces shall be provided. 1991 ADA Standards § 4.1.2(5); 2010 ADA Standards § 208. One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated “van accessible.” 1991 ADA Standards § 4.1.2(5)(b). For every six or fraction of six parking spaces, at least one shall be a van accessible parking space. 2010 ADA Standards § 208.2.4. Signs shall be 60 inches (1525 mm) minimum above the finish floor or ground surface measured to the bottom of the sign. 2010 ADA Standards § 502.6.

22. For the parking spaces, access aisles shall be marked with a blue painted borderline around their perimeter. The area within the blue borderlines shall be marked with hatched lines a maximum of 36 inches (914 mm) on center in a color contrasting with that of the aisle surface, preferably blue or white. The words "NO PARKING" shall be painted on the surface within each access aisle in white letters a minimum of 12 inches (305 mm) in height and located to be visible from the adjacent vehicular way. CBC § 11B-502.3.3.

23. Here, Defendants failed to provide a proper access aisle as there were no “NO PARKING” marking and faded blue hatched lines painted on the parking surface.

24. The surface of each accessible car and van space shall have surface identification complying with either of the following options: The outline of a profile view of a wheel chair with occupant in white on a blue background a minimum 36” wide by 36” high (914 mm x 914 mm). The centerline of the profile view shall be a maximum of 6 inches (152 mm) from the centerline of the parking space, its sides parallel to the length of the parking space and its lower side or corner aligned with the end of the parking space length or by outlining or painting the parking space in blue and outlining on the ground in white or a suitable contrasting color a profile view of a wheel chair with occupant. See CBC § 11B-502.6.4, et seq.

25. Here, Defendants failed to maintain the mark on the surface with the International Symbol of Accessibility as required.

1           26. Under the 1991 Standards, parking spaces and access aisles must be level  
2 with surface slopes not exceeding 1:50 (2%) in all directions. 1991 Standards § 4.6.2.  
3 Accessible parking spaces shall be at least 96 in (2440 mm) wide. Parking access aisles  
4 shall be part of an accessible route to the building or facility entrance and shall comply  
5 with 4.3. Two accessible parking spaces may share a common access aisle. Parked  
6 vehicle overhangs shall not reduce the clear width of an accessible route. Parking spaces  
7 and access aisles shall be level with surface slopes not exceeding 1:50 (2%) in all  
8 directions. 1991 Standards § 4.6.3.

9           27. Here, the access aisle is not level with the parking spaces. Under the 2010  
10 Standards, access aisles shall be at the same level as the parking spaces they serve.  
11 Changes in level are not permitted. 2010 Standards § 502.4. "Access aisles are required  
12 to be nearly level in all directions to provide a surface for transfer to and from vehicles."  
13 2010 Standards § 502.4 Advisory. Id. No more than a 1:48 slope is permitted.

14           28. A public accommodation shall maintain in operable working condition those  
15 features of facilities and equipment that are required to be readily accessible to and usable  
16 by persons with disabilities by the Act or this part. 28 C.F.R. 35.211(a).

17           29. By failing to maintain the facility to be readily accessible and usable by  
18 Plaintiff, Defendants are in violation of Plaintiff's rights under the ADA and its related  
19 regulations.

20           30. The Business has denied and continues to deny full and equal access to  
21 Plaintiff and to other people with disabilities. Plaintiff has been and will continue to be  
22 discriminated against due to the lack of accessible facilities, and therefore, seeks  
23 injunctive relief to alter facilities to make such facilities readily accessible to and usable  
24 by individuals with disabilities.

## 25                                   **SECOND CAUSE OF ACTION**

### 26                                   **VIOLATION OF THE UNRUH CIVIL RIGHTS ACT**

27           31. Plaintiff incorporates by reference each of the allegations in all prior  
28 paragraphs in this complaint.







1           38. California Civil Code § 54.1(a) states, “Individuals with disabilities shall be  
2 entitled to full and equal access, as other members of the general public, to  
3 accommodations, advantages, facilities, medical facilities, including hospitals, clinics,  
4 and physicians’ offices, and privileges of all common carriers, airplanes, motor vehicles,  
5 railroad trains, motorbuses, streetcars, boats, or any other public conveyances or modes  
6 of transportation (whether private, public, franchised, licensed, contracted, or otherwise  
7 provided), telephone facilities, adoption agencies, private schools, hotels, loading places,  
8 places of public accommodations, amusement, or resort, and other places in which the  
9 general public is invited, subject only to the conditions and limitations established by  
10 law, or state or federal regulation, and applicable alike to all persons.

11           39. California Civil Code § 54.3(a) states, “Any person or persons, firm or  
12 corporation who denies or interferes with admittance to or enjoyment of public facilities  
13 as specified in Sections 54 and 54.1 or otherwise interferes with the rights of an  
14 individual with a disability under Sections 54, 54.1 and 54.2 is liable for each offense for  
15 the actual damages, and any amount as may be determined by a jury, or a court sitting  
16 without a jury, up to a maximum of three times the amount of actual damages but in no  
17 case less than one thousand dollars (\$1,000) and any attorney’s fees that may be  
18 determined by the court in addition thereto, suffered by any person denied the rights  
19 provided in Section 54, 54.1, and 54.2.

20           40. California Civil Code § 54(d) specifies, “a violation of the right of an  
21 individual under Americans with Disabilities Act of 1990 (Public Law 101-336) also  
22 constitute a violation of this section, and nothing in this section shall be construed to limit  
23 the access of any person in violation of that act.

24           41. The actions and omissions of Defendants alleged herein constitute a denial  
25 of full and equal accommodation, advantages, and facilities by physically disabled  
26 persons within the meaning of California Civil Code § 54. Defendants have  
27 discriminated against Plaintiff in violation of California Civil Code § 54.  
28

1           42. The violations of the California Disabled Persons Act caused Plaintiff to  
2 experience difficulty, discomfort, and embarrassment. The Defendants are also liable for  
3 statutory damages as specified in California Civil Code §55.56(a)-(c).

4                           **FOURTH CAUSE OF ACTION**

5                           **CALIFORNIA HEALTH & SAFETY CODE § 19955, et seq.**

6           43. Plaintiff incorporates by reference each of the allegations in all prior  
7 paragraphs in this complaint.

8           44. Plaintiff and other similar physically disabled persons who require the use of  
9 a wheelchair are unable to use public facilities on a “full and equal” basis unless each  
10 such facility is in compliance with the provisions of California Health & Safety Code §  
11 19955 et seq. Plaintiff is a member of the public whose rights are protected by the  
12 provisions of California Health & Safety Code § 19955 et seq.

13           45. The purpose of California Health & Safety Code § 1995 et seq. is to ensure  
14 that public accommodations or facilities constructed in this state with private funds  
15 adhere to the provisions of Chapter 7 (commencing with Section 4450) of Division 5 of  
16 Title 1 of the Government Code. The code relating to such public accommodations also  
17 require that “when sanitary facilities are made available for the public, clients, or  
18 employees in these stations, centers, or buildings, they shall be made available for  
19 persons with disabilities.

20           46. Title II of the ADA holds as a “general rule” that no individual shall be  
21 discriminated against on the basis of disability in the full and equal enjoyment of goods  
22 (or use), services, facilities, privileges, and accommodations offered by any person who  
23 owns, operates, or leases a place of public accommodation. 42 U.S.C. § 12182(a).  
24 Further, each and every violation of the ADA also constitutes a separate and distinct  
25 violation of California Civil Code §§ 54(c) and 54.1(d), thus independently justifying an  
26 award of damages and injunctive relief pursuant to California law, including but not  
27 limited to Civil Code § 54.3 and Business and Professions Code § 17200, et seq.

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**FIFTH CAUSE OF ACTION**  
**NEGLIGENCE**

47. Plaintiff incorporates by reference each of the allegations in all prior paragraphs in this complaint.

48. Defendants have a general duty and a duty under the ADA, Unruh Civil Rights Act and California Disabled Persons Act to provide safe and accessible facilities to the Plaintiff.

49. Defendants breached their duty of care by violating the provisions of ADA, Unruh Civil Rights Act and California Disabled Persons Act.

50. As a direct and proximate result of Defendants' negligent conduct, Plaintiff has suffered damages.

**PRAYER FOR RELIEF**

WHEREFORE, Plaintiff respectfully prays for relief and judgment against Defendants as follows:

1. For preliminary and permanent injunction directing Defendants to comply with the Americans with Disability Act and the Unruh Civil Rights Act;

2. Award of all appropriate damages, including but not limited to statutory damages, general damages and treble damages in amounts, according to proof;

3. Award of all reasonable restitution for Defendants' unfair competition practices;

4. Reasonable attorney's fees, litigation expenses, and costs of suit in this action;

5. Prejudgment interest pursuant to California Civil Code § 3291; and

6. Such other and further relief as the Court deems just and proper.

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**DEMAND FOR TRIAL BY JURY**

Pursuant to Rule 38(b) of the Federal Rules of Civil Procedure, Plaintiff hereby demands a trial by jury on all issues so triable.

Dated: September 5, 2023

SO. CAL. EQUAL ACCESS GROUP

By: /s/ Jason J. Kim  
Jason J. Kim, Esq.  
Attorneys for Plaintiff